



High Street, Haddenham, Ely, Cambridgeshire CB6 3XA

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Nestled in the heart of the thriving village of Haddenham, this detached character cottage boasts an abundance of natural light, three spacious double bedrooms in a peaceful, secluded location.

- Charming Detached Character Cottage
- Dual Aspect Living Room
- Separate Dining Room
- Refurbished Kitchen/Breakfast Room
- Three Double Bedrooms (One with En-suite)
- Family Bathroom
- Oil Heating and Double Glazing
- Two Covered Parking Spaces
- Low Maintenance Courtyard Garden
- Secluded Location

Guide Price: £355,000



HADDENHAM The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles southwest of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day to day shopping including a post office, general stores and dining options. Other facilities include a doctors surgery, chemist, library, Arts & Crafts centre with a cafe and a public house. The Robert Arkenstall County Primary School feeds to Witchford College. Close proximity to a number of churches.

DUAL ASPECT LIVING ROOM 16'3" x 12'10" (4.95 m x 3.91 m) A spacious room with double-glazed windows to front and rear aspects, door to front aspect, feature fireplace (not in use), radiator.

DINING ROOM 12'3" x 10'11" (3.73 m x 3.32 m) Adjacent to the living room with double doors connecting through, double-glazed window to front aspect, radiator.

REFURBISHED KITCHEN/BREAKFAST ROOM 15'6" x 13'3" (4.73 m x 4.05 m) Recently refurbished late 2025, fitted with high-end matching range of modern wall and base units with work surfaces and tiled splashbacks, inset sink unit with mixer tap over, built-in double electric oven/grill, hob, and extractor hood. Integrated dishwasher, washing machine, fridge/freezer and waste bins. A breakfast bar, double glazed window to front and French doors to the garden.

REAR HALLWAY With staircase rising to first floor and under stairs storage cupboard.

FIRST FLOOR LANDING With access to loft (which is fully floored with access ladder, has ample storage and is well insulated), double-glazed windows to rear, radiator.

BEDROOM ONE 13'11" x 12'6" (4.25 m x 3.81 m) With double-glazed window to front aspect. Radiator. Door to:-

EN-SUITE SHOWER ROOM Suite comprising tiled shower cubicle, low-level WC, vanity wash hand basin, double glazed window to rear aspect.

BEDROOM TWO 12'10" x 11'4" (3.92 m x 3.45 m) With double-glazed window to front aspect, built-in storage cupboard, radiator.

BEDROOM THREE 11'5" x 9'5" (3.49 m x 2.88 m) Fitted wall to wall storage, installed in late 2025. It is worth noting that this is a dual purpose room and is currently being used as an office/dressing room. With double-glazed window to front aspect, radiator and airing cupboard.

BATHROOM Suite comprising panelled bath with overhead shower attachment, low-level WC, vanity wash hand basin, extractor fan.

GARDEN/COURTYARD Accessed via a gravelled driveway, the property offers two parking spaces in the cart lodge. There's also an enclosed, low-maintenance garden with gated access to the front.

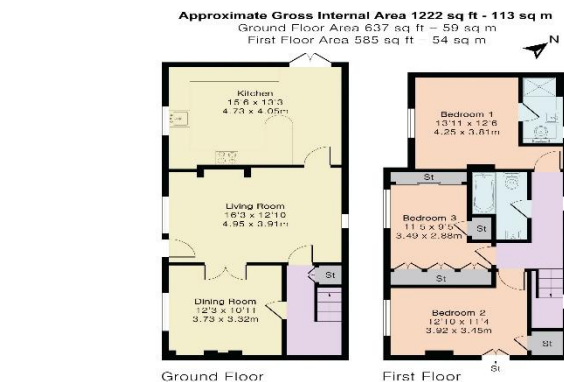
Tenure The property is Freehold

Council Tax Band C **EPC** D (68/82)

Viewing By Arrangement with Pocock & Shaw
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Ref CWH-7525





Floor plan produced in accordance with EPCs Property Measurement 2nd Edition. Although this plan is not to scale, it is intended to provide a general impression of the layout of the property. It is not intended to be used for legal purposes. The plan is not intended to be used for legal purposes. The plan is not intended to be used for legal purposes.

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.